

COMPLETION AND SATISFACTION CERTIFICATE

I, Kane Simonian, hereby certify that I am the Executive Director of the Boston Redevelopment Authority, a public body politic and corporate created pursuant to the General Laws of the Commonwealth of Massachusetts, Chapter 121, Section 26qq, as successor to Boston Housing Authority with respect to redevelopment and renewal projects, including the redevelopment and renewal project on the premises hereinafter described, which were conveyed by the Boston Redevelopment Authority to Cerel-Druker Redevelopment Corporation, a duly organized and existing Massachusetts corporation, now known as City Redevelopment Corporation, by deed dated December 26, 1957 and recorded with Suffolk Registry of Deeds, Book 7285, Page 21, and further certify with respect to the following described land:

A portion of Parcel No. 1 on a plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding and Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957, recorded in the Suffolk Registry of Deeds, Book 7263, Page 345, which portion is more particularly bounded and described as follows:

NORTHWESTERLY by a brick wall on land of others, a distance of One hundred twelve and 53/100 (112.53) feet;

SOUTHWESTERLY by Dover Street, One hundred thirty and 27/100 (130.27) feet;

SOUTHERLY by the curved intersection of Dover Street and Harrison Avenue, thirty-two and 84/100 (32.84) feet; and

SOUTHEASTERLY by Harrison Avenue, a distance of Ninety and 41/100 (90.41) feet;

NORTHEASTERLY by land of Seller, a distance of One Hundred thirty-eight and 99/100 (138.99) feet.

Said portion of Parcel No. 1 contains approximately 16,182 square feet and includes the Seller's interest in and to the fee and soil of those portions of said Harrison Avenue and Dover Street adjoining said portion to the center lines of said street and avenue. The foregoing parcel of land is a part of the parcel described as "The First Parcel-" in the deed from the Boston Redevelopment Authority to the Seller dated December 26, 1957, and recorded in said Suffolk Registry of Deeds, Book 7285, Page 21. A part of the above-described premises is registered land and is described as Lot No. 1 in Certificate of Title No. 65484 in the Suffolk Registry District.

that City Redevelopment Corporation has completed all undertakings, except the landscaping requirement stipulated in Section D 2. e (3) in the Land Assembly and Redevelopment Plan, New York Streets Project, dated September 1, 1954, and has satisfied all the terms and conditions required by and contained in an agreement dated May 15, 1957 between Cerel-Druker Redevelopment Corporation and said

Boston Housing Authority. As provided in said Deed to Cerel-Druker Redevelopment Corporation, this certificate is conclusive determination of such satisfactory completion and hereafter City Redevelopment Corporation, its successors and assigns, are relieved of all further obligations, restrictions and conditions contained in said agreement dated May 15, 1957 as to the premises described herein, excepting only the landscaping requirement stipulated in Section D 2 e (3) in the Land Assembly and Redevelopment Plan, New York Streets Project, dated September 1, 1954, and such restrictions and covenants set forth in said deed to Cerel-Druker Redevelopment Corporation described as intended to run with the land.

Boston Redevelopment Authority, by the issuance of this certificate, agrees that, notwithstanding any provision to the contrary contained in the aforesaid agreement between Cerel-Druker Redevelopment Corporation and the Boston Housing Authority, dated May 15, 1957, City Redevelopment Corporation may execute and deliver to The First National Bank of Boston its deed to the within described premises, provided that City Redevelopment Corporation shall be and remain liable for the completion of the above-referred to landscaping requirement. This certificate is granted on the condition that said landscaping requirement be completed not later than September 1, 1962, unless the Redevelopment Authority grants a written extension beyond that date.

WITNESS my hand and the seal of Boston Redevelopment Authority this 24th day of August, 1961.

BOSTON REDEVELOPMENT AUTHORITY

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By

Kane Simonian

Kane Simonian
Executive Director

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

Boston, Massachusetts

August 24, 1961

Then personally appeared Kane Simonian and acknowledged the foregoing instrument to be the free act and deed of the Boston Redevelopment Authority.

Before me,

Araxi M. Hagopian
Notary Public

My commission expires Sept. 13, 1966

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and acting Assistant Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following vote is a true and correct copy of the vote as finally adopted at a meeting of the Authority held on the 24th day of August, 1961, and duly recorded in this office:

VOTED: that Kane Simonian, the Executive Director of the Boston Redevelopment Authority, be and he hereby is, authorized in its name and behalf to execute and deliver a Completion and Satisfaction Certificate presented to this meeting, stating that City Redevelopment Corporation, formerly known as Cerel-Druker Redevelopment Corporation, has satisfactorily completed all undertakings with respect to development of a portion of Parcel No. 1 as shown on a Plan entitled "Urban Renewal Division, Boston Housing Authority, New York Streets Project, UR Mass. 2-1, Land Disposition Plan" by Hayden, Harding and Buchanan, Inc., Consulting Engineers, Boston 35, Massachusetts, dated March 6, 1957, Revisions June 26, 1957, recorded in Suffolk Registry of Deeds, Book 7263, Page 345, with the exception of the landscaping requirement stipulated in Section D 2 e (3) in the Land Assembly and Redevelopment Plan, New York Streets Project, dated September 1, 1954 and that the Certificate be granted on the condition that the landscaping requirement be completed not later than September 1, 1962, unless the Redevelopment Authority grants a written extension beyond that date; and further, that said Certificate state that City Redevelopment Corporation is authorized to convey said land to The First National Bank of Boston.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in the proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Completion and Satisfaction Certificate to which this vote is attached is in substantially the form as that presented to said meeting.

(5) That, if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and the certificate is hereby executed under such official seal.

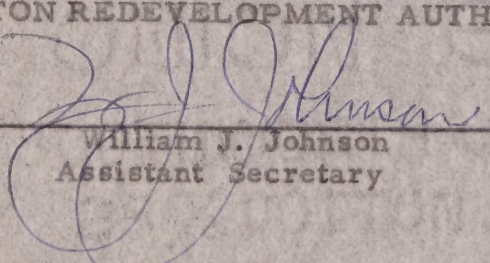
(6) That Kane Simonian is the Executive Director of said Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 24th day of August, 1961.

BOSTON REDEVELOPMENT AUTHORITY

By


William J. Johnson
Assistant Secretary

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